

OPEN SPACE AND AGRICULTURE

AN ELEMENT OF THE
CERES GENERAL PLAN

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

APR 26 1993

UNIVERSITY OF CALIFORNIA

THIS REPORT IS INTENDED TO SERVE AS THE OPEN SPACE AND AGRICULTURE
ELEMENT OF THE CERES GENERAL PLAN, AS PART OF THE ENVIRONMENTAL
RESOURCES MANAGEMENT ELEMENT.

ADOPTED BY THE CERES
CITY COUNCIL:
JUNE 11, 1973

RESOLUTION NO. 73-70

A RESOLUTION ADOPTING AN OPEN SPACE PLAN AND AGRICULTURAL SECTION OF THE ENVIRONMENTAL
RESOURCES MANAGEMENT ELEMENT FOR THE CITY OF CERES

WHEREAS, an open space plan and agricultural section of the Environmental Resources Management Element has been prepared for inclusion in the Ceres General Plan, and

WHEREAS, the Planning Commission and City Council have held public hearings regarding the proposed additions to the general plan, and

WHEREAS, the agricultural section was prepared indicating a five year and 20 year planning area, and

WHEREAS, the Planning Commission and City Council have determined that all references to the five year planning area should be deleted and that the 20 year planning area be designated as the area included in the agriculture section,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ceres that the open space plan and agricultural section of the Environmental Resources Management Element be approved and adopted by the City of Ceres as a part of the general plan of the City.

The foregoing Resolution was introduced at a regular meeting of the City Council of the City of Ceres held on the 11th day of June, 1973, by Councilman Condit who moved its adoption and said motion being duly seconded was upon roll call passed and adopted by the following vote:

AYES: Councilmen Wright, Humphries, Condit and Mayor Scates
NOES: Councilmen None
ABSENT: Councilmen Bowman

APPROVED:

ATTEST:

Edward Harrison
City Clerk

Michael Scates
Mayor of the City of Ceres

Affidavit of Publication

City of Ceres

Ceres, CA 95307

AFFIDAVIT OF PUBLICATION

Notice of Hearing

STATE OF CALIFORNIA }

County of Stanislaus }

ss.

Cicely Roddy

of the said County, being duly sworn, deposes and says:

THAT ^she is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that ^she is not a party to, nor interested in the above entitled matter; that ^she is the Principal Clerk of the Ceres Courier a newspaper of general circulation, published in the City of Ceres, County of Stanislaus, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established and published at regular intervals in the said City of Ceres, County of Stanislaus, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to; and which newspaper is not devoted to nor published for the interests; entertainment, or instruction of a particular class, profession, trade, calling, race, or denomination, or any number of same; that the notice, of which the annexed is a printed copy and which is hereby made a part of this affidavit, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:
May 23, 1973

PUBLIC NOTICE

NOTICE OF HEARING
BEFORE THE CERES CITY
COUNCIL TO CONSIDER A-
MENDING THE CERES GEN-
ERAL PLAN BY ADDING AN
OPEN-SPACE PLAN AND
AGRICULTURAL CONSERVA-
TION ELEMENT TO THE PLAN
NOTICE IS HEREBY GIVEN:

That on Monday, the 11th day of June, 1973 at 8:00 p.m. in the Council Chambers of the City of Ceres, Stanislaus County, California, a public hearing will be held by the Ceres City Council to consider adopting an Open-Space Plan and Agricultural Preservation Element to the Ceres General Plan.

Notice is given pursuant to Section 18.60.010 of the Ceres Municipal Code and Sections 65800 - 65906 of the California Government Code.

DATED: May 14, 1973.

By: LEONA GARRISON
City Clerk

Pub. May 23, 1973

I certify (or declare) under penalty of perjury that

13-2-0

CITY OF CERES
OPEN SPACE PLAN
A GUIDE TO OPEN SPACE PRESERVATION AND CONSERVATION
AN ELEMENT OF THE CERES GENERAL PLAN

INTRODUCTION

Nature in the City of man is an important ingredient because nature helps to fulfill man's need for refreshment, enjoyment, tranquility, and beauty. Furthermore, it is an important consideration for the City and its administrators because the City exists basically to serve the needs of man. In our era of rapid population growth and greater concentrations of population in urban areas, there are parallel increases in the number of uses for land and the amount of land used. What is deplorable is not so much that tremendous amounts of land are being devoured in the process of urbanization, but that land is being squandered through lack of concern for the beauty of the City.

DEFINITION OF OPEN SPACE

Open space is any area or space characterized by (1) great natural scenic beauty or (2) whose existing openness, natural condition, or present state of use, if retained, would enhance the present or potential value of abutting or surrounding urban development, or would maintain or enhance the conservation of natural or scenic resources.

GOALS AND POLICIES

The goal and policies of the Ceres Open Space plan shall be to preserve open space land within the city's 20 year planned urban development area for parks and recreational use and provide open land areas which will break the monotony of continuous buildings, construction or urban development.

Plans and efforts should be directed by the city to implement the acquisition of lands within areas proposed for parks within the Ceres General Plan and indicated on the map attached.

- A. GOAL: Provide for future urbanization, as needed, while maintaining open space areas within the city.

OBJECTIVE: Areas for urbanization beyond the 20 year urban service area should be preserved in agriculture uses under this plan.

- B. GOAL: Enhance the environmental quality within the Ceres urban area.

OBJECTIVE: Create a community with character and identity. Provide parks, recreation and open spaces within the city and preserve prime agricultural land outside the adopted 20 year urban service area.

PROGRAM: Preserve and protect significant natural, historic, and cultural resources. Adopt and maintain specific plans for acquisition and development of urban parks, recreation facilities and open space. Encourage urban development which provides open space areas, including provisions for cluster, and planned unit developments.

Adopt a municipal street tree program to include the total planning area within a coordinated system of parkways.

Pursue implementation of the parks, recreation and open space plan through private, local, state and federal financing.

- C. GOAL: Provide for a variety of outdoor recreation activities within the Ceres urban areas.

OBJECTIVE: Provide parks and recreation facilities for various activities, including off-road vehicles, bicycling, camping and hiking.

PROGRAM: Promote and participate in establishing regional parks within the city and county. Provide a wide range of recreational, cultural, and educational opportunities for all residents.

Pursue implementation of the regional parks through private, local, state and federal financing.

Develop a master plan and action program for parks, recreation and open space acquisition, development, maintenance and operation.

D. GOAL: Provide protection from natural hazards.

OBJECTIVE: Control development in geologic hazard areas.

E. GOAL: Use this Open Space plan as a guide for specific planning and project review.

OBJECTIVE: Provide for periodic comprehensive review and update of the plan.

OBJECTIVE: Encourage citizen participation in review and updating of the plan.

F. Utilize and adhere to provisions of the Environmental Resource Management Element of Stanislaus County, as an integrated part of this plan.

BASIC DATA

POPULATION

	Incorporated Area	Urban Area
1950	2,351	
1960	4,406	
1970	6,029	8,770
1980 (projected)		14,000
1995 (projected)		20,000

EXPENDITURES FOR PARKS & RECREATION

1961-62	\$ 18,235	
1962-63	20,509	
1963-64	17,581	
1964-65	20,609	
1965-66	21,716	
1966-67	16,506	
1967-68	21,611	
1968-69	22,673	
1969-70	30,041	
1970-71	102,797	+ 65,000 Federal Grant
1971-72	77,314	
1972-73	115,980	Budgeted

EXISTING CITY PARKS

TUOLUMNE RIVER REGIONAL PARK - Ceres has joined with Modesto and Stanislaus County in a cooperative funding agreement to bring to reality a seven mile long regional park along the Tuolumne River. The funding formula is 2¢ per \$100 assessed valuation, both from the cities and the County. Some of the land is

already publicly owned, the remainder will be purchased and developed over a period of 10-20 years. A full range of facilities are anticipated including golf course, sport complexes, an extensive trail system, picnic and play areas, and other recreational facilities.

SMYRNA PARK - A community park presently beginning to be developed. The park is 29 acres in size and will eventually have a full range of play, picnic and leisure facilities.

CARROLL FOWLER PARK - A 1½ acre play area which is leased by Ceres from the local school district. It has limited sanitary, play and leisure facilities.

FARM LABOR CAMP PARK - A 3.2 acre neighborhood park which is leased by Ceres from the Stanislaus County Housing Authority. It has leisure and play facilities.

CERES-WHITMORE PARK - A 1½ acre play area that has limited sanitary, play, picnic and leisure facilities.

HACKETT STREET PLAY AREA - 1/5 acre play area with limited play and leisure facilities.

REDWOOD ESTATES PARK - A 1.2 acre play area that is presently undeveloped.

CERES CITY PARK - A 1.9 acre complex of public buildings and park. The park has play and leisure facilities. The park land is soon to be used as the site for a new city hall and other community buildings.

SCHOOL PLAYGROUNDS

Facility	Acres
1. Ceres Union High School	10
2. Carroll Fowler School	5
3. Whitmore School	7
4. Jr. High School	8
5. Caswell School	4

URBAN SERVICE AREA AND URBAN SHAPING

The 20 year sewer service area will accommodate over 35,000 people, according to the Ceres General Plan density standards. With a projected population of 20,000 in 1995 urban development should be contained within the 20 year sewer service area. A basic assumption of the plan is that the 20 year sewer service boundaries will be the ultimate boundary of urbanization for Ceres.

Open space, as an urban shaping component, serves to bring the amenities of nature to urban residents and provides welcomed contrasts within the environment. It supplements the basic form.

The key to creative action is the recognition that open space is a positive dynamic force in framing the urban scene and guiding urban growth.

PRE-ZONING AND RE-ZONING

Ceres should work with Stanislaus County to pre-zone all land within the 20 year sewer service area but outside the city limits to specific urban uses. The land outside the 20 year sewer service area should be encouraged to be re-zoned to exclusive agriculture.

NEW URBAN CONCEPTS

Ceres should encourage the use of its Special Residential Cluster Zoning District and its Planned Community Zoning District in order to provide common open space.

Open space linkages between individual cluster developments and planned community developments should be encouraged by designing specific neighborhood plans which detail desirable open space linkages.

NEED FOR OPEN SPACE

COMMENTARY: High among the weighty problems facing urban communities as a result of the population explosion beginning in the 1940's is the problem of

undirected urban growth observed in the chaotic and wasteful sprawl of our urban areas and the failure to protect our farms and pastures, woods and streams from encroachment by further sprawl. We need open space:

FOR RECREATION: To meet future recreational needs that increase with our increase in population, income, mobility, and leisure time.

FOR CONSERVATION: To protect our wild life, our forests, and our fishery resources; to preserve our watersheds and control floods.

FOR SCENERY: To provide visual relief from humdrum urban monotony and opportunity to breathe fresh air, and escape to calmer surroundings for the contemplation of the beauty of nature.

FOR THE CURBING OF URBAN SPRAWL: To direct the growth of the city in a pattern of satisfying urban development by acquiring sizeable portions of the remaining, but fast dwindling open space in the hope of achieving, with the help of comprehensive planning, a sound framework for future community development and redevelopment.

Advance acquisition based upon a comprehensive park and recreation system plan is essential. Unless sites are acquired well in advance of urban growth, land costs may make acquisition prohibitive. Where outright acquisition in fee is not possible or timely, consideration should be given to the preservation of open space land for future development through the purchase of easement or development rights, or such other means as may become possible.

Wherever possible, park and recreation areas at neighborhood and community levels should adjoin and be planned in conjunction with public and private schools.

Park and recreation facilities should be programmed and greatly expanded as present open space is replaced by urban land use.

Park and recreation land should be protected in perpetuity against encroachment and non-recreation purposes.

A precise comprehensive master plan of open space, parks, and recreation should be developed to implement proposed acquisition development, organization, finance, and programs.

20 YEAR PARK, RECREATION, AND OPEN SPACE PLAN

Park needs are based upon the assumption that urbanization will be confined to the 20 year service area, a projected population of 20,000 in 1995, transportation patterns, population profiles, demand projections, socio-economic factors, existing facilities, private facilities, application of standards, and many other variables.

There will be a need to provide substantial additional open space, park and recreation facilities to meet a goal of providing five acres of parkland for every 1,000 residents.

A master plan and standards as recommended by the Ceres Park and Recreation Commission and approved by the Ceres City Council should be adopted and amended from time to time to assure the goals and objectives as set forth herein are being implemented.

MINI-PARKS: Mini-parks are usually vacant lots converted to recreation use. The size and location is determined more by the availability of vacant land than by any other factor. They range in size from 2,500 square feet to one acre and they may become permanent features in the neighborhood but should be supportive to adequate open space for all needed facilities. They may serve any or all age groups depending upon the needs in the neighborhood. Mini-parks may feature children's play areas, quiet areas, game areas, landscaping, and some sport activities such as multi-purpose courts if space allows. Mini-parks serve up to 2,500 population.

It is recommended that mini-parks be established in neighborhoods with need for facilities but without sufficient population to justify a neighborhood park. They should be established on a semi-permanent basis to provide

minimum facilities until the City's priorities and finances will allow development of adequate neighborhood facilities. Depending upon the neighborhood they could be retained as an integral part of the permanent park and recreation facilities. Less than fee acquisition should be explored for this type of facility.

Hackett Street Play Area is a typical example of an existing mini-park in Ceres. Other neighborhoods recommended for this type of treatment are: Central Business District, Orchard View, Don Pedro, Academy, and Richland.

NEIGHBORHOOD PARKS: Neighborhood parks usually serve about a square mile of urban area and a total population ranging from 2,000 to 10,000. Facilities include ball diamonds, play equipment areas, sitting areas, shuffleboard courts, horseshoe pits, picnic, and possibly a recreation center building. The recommended standard for neighborhood parks is 2.5 acres per 1,000 population with a minimum size of 5 acres.

A neighborhood park should be provided in every neighborhood in the planning area. The backbone of the Ceres Plan is the system of neighborhood facilities in connection with elementary school playgrounds, varying in size from 5-10 acres depending upon density of development proposed in their service area.

Neighborhood parks should be located to avoid requiring children to cross a major arterial street to reach a park.

Neighborhood parks are proposed for the following neighborhoods in the Ceres Planning Area: (these parks will be needed to serve a population of 20,000 people)

DON PEDRO: To serve the area west of Freeway 99, with a projected population of 4,500. A location as near as possible to Don Pedro School should be explored.

WHITMORE: (Redwood Estates Area) Presently 1.2 acres owned by the city is undeveloped. The five acres north of this acreage should be purchased to provide 6.2 acres for a neighborhood park.

ACADEMY: If Richland Avenue becomes the route selected for Hiway 108, then this neighborhood will be divided into two areas. Two neighborhood parks would then be needed to serve the projected 4,230 population.

CASWELL: A neighborhood park should be developed to serve the projected population of 2,670 and should be located as near as possible to the center of the neighborhood. A location near the intersection of Myrtlewood and Mauna Loa would be ideal.

ORCHARDVIEW: With a projected population of 1,650 this neighborhood should be served by a minimum size neighborhood park. This park would be suitably located near the intersections of Boothe Road and Primrose Lane,

RIVERVIEW: With Central Avenue bisecting this neighborhood, two parks should be developed to serve the area. One park on each side of Central Avenue should serve the projected population of 4,960.

RICHLAND: The projected 2,592 population justifies the development of a neighborhood park to serve the area.

CENTRAL BUSINESS DISTRICT: The projected population of 1,675 at a high density displays a need for additional parkland in the Central Business District. Existing parkland to be retained is 1.5 acres in Ceres Whitmore Park. If there is redevelopment of the Central Business District a single park, or a series of small parks should be developed. A park should be developed in connection with the proposed cultural center at Sixth Street and Magnolia.

COMMUNITY PARKS: The Community parks supplement the neighborhood parks in providing the near-at-hand recreation facilities needed by the urban population. A community park should adjoin a junior or senior high school. Facilities which require more space than the neighborhood sites can accommodate create a need for the community park. Facilities generally include tennis

complex, swimming pool, courts, community center, off-street parking, play equipment area, sports fields, outdoor theater, picnic and landscaping. Community parks are best located on or near through fares, easily accessible and distributed so they are within about one to three miles of each home.

Community parks usually serve 10,000 - 50,000 population within a three mile radius of the park. The recommended standard for community parks is 2.5 acres per 1,000 population, with a minimum size of 20 acres.

Smyrna Park, when fully developed, will serve the community park needs of Ceres for at least 15 years.

LARGE URBAN PARKS: Such parks are normally acquired to provide the urban dweller with an opportunity to get away from the noise and congestion of the city without having to travel a great distance. A large urban park is often located near or outside the city limits. This type of park may feature wooded areas, varying topography and water features, picnic areas, boating and swimming, nature center, hiking and riding trails, day camps, and informal sports fields.

It is recommended that this type of park be considered for city fringe and buffer areas.

REGIONAL PARKS: At the present time the banks of the Tuolumne River are largely an overlooked natural asset as far as the public is concerned. In the warm summer climate of the San Joaquin Valley, water areas are a precious commodity. The minimum flow of the Tuolumne River that today is not effectively utilized for recreation purposes is proposed to be used for aquatic recreation and aesthetic purposes. Ceres should continue to participate with Stanislaus County and Modesto in the effort to acquire land and develop the Tuolumne River Regional Park.

PARKWAYS AND TRAILS: A system of pedestrian, bicycle, equestrian, and vehicular parkways should be developed to link together the neighborhood and

Scenic roads and parkways should provide access to and through areas of special scenic, scientific, or historical interest, where the primary purpose is to preserve aesthetic and cultural values. These means of access for pleasure travel should respect the integrity of the landscape and its ecological processes. Their routes should be selected to harmonize with the natural environment by optimum use of landscape resources.

It is recommended that a parkway effect or scenic drive be created through proper landscape design and planting. Ceres should also develop a pedestrian, bicycling, and equestrian trail system in coordination with the proposed county wide system. Special attention should be placed on the Tuolumne River, irrigation laterals, and railroad right of ways.

PLAZAS: Civic parks and plazas should be developed in conjunction with existing and future commercial development. The Ceres commercial areas should be made more attractive and inviting by creating several small civic parks. The value of commercial areas will increase from the development of these civic plazas. These plazas and parks should be designed to provide rest and relaxation for the shopper as well as space for special exhibits, fashion shows, displays, etc. The City of Ceres, the merchants association, Chamber of Commerce and other civic groups should encourage private development and, in certain instances, cooperate in development of this type facility.

CIVIC BEAUTIFICATION - PARKWAY TREES: A program should be developed to beautify the major streets, highways, and commercial sections of the community. A parkway tree program should be developed to encourage planting, maintenance, and cultivation of plant material that will affect the environmental, visual, and urban character of the city. The City of Ceres should cooperate with local civic and service clubs, businessmen, and individuals

to prepare plans for the beautification of the community, including the planting of parkway trees and recommending development standards for advertising signs and street graphics. This program should encourage landscaping commercial and industrial properties.

Greater economic stability and increased value of land and improvements should result from this beautification program.

HISTORICAL SITES: The preservation of meaningful historic sites, structures, remains, and objects stems from intrinsic need to imprint in the minds of this and future generations the inspirational values, sense of history, and appreciation of the accomplishments, hardships, adversities, adventures, and hopes which are revealed in the lives and legacies of those who have gone before us. It is both a private and governmental responsibility to insure these matters essential to our individual and group well-being.

It is recommended that Ceres acquire the block occupied by the Geswell Mansion as a combined site for the Central Business District neighborhood park, a historical museum, art museum, and crafts center. The character of this fine old property lends itself for the gradual development of a community cultural center.

SPECIAL FACILITIES AND AREAS: Most remaining "types" of recreating and park facilities fall in the category of special facilities. The open space plans proposes no specific location for special facilities, but since such facilities are expensive to build and maintain, they should be in a convenient location where they might find joint usage for the general public and the physical education program in the schools. Detailed standards relating to population served, size, and location should be adopted with the Parks, Recreation and Open Space Master Plan recommended as an imple-

mentation tool for this element.

These facilities include: Tennis courts, swimming and wading pools, skating rinks, neighborhood and community centers, outdoor theaters, archery and shooting ranges, golf course, lakes, campgrounds, bowling greens, stadiums, nature areas, off-highway vehicle areas, etc.

ADVANCE ACQUISITION: Suitable land for park and recreation purposes should be acquired and reserved outside the boundaries of the city when such park sites are considered an important part of the recreation and park system. The immediate action program for the community should focus upon reducing at every opportunity the park deficiencies in all sections of the community. Land in imminent danger of being lost for park or open space purposes should receive top priority in the acquisition program.

IMPLEMENTATION

Various implementing tools have been used by Ceres in the past, they include: Parkland dedication requirements and in lieu fees, utilization of federal grant programs, special park tax, and cooperation of community organizations. These tools should continue to be used, but other tools should be considered for many of the proposed facilities. Certain tools will work well for specific facilities while others will work for all types of facilities.

The following list of implementing methods for keeping land in open space is not meant to be exhaustive or detailed, but rather to be representative of the range of methods that may be employed. These possibilities vary from methods costing the taxpayer little or nothing to others that require large amounts of money to implement. These methods should be studied in depth when considering implementation processes for specific projects.

ACQUISITION OF FEE:

- Bargain sale
- Purchase with life tenancy
- Purchase and sell back
- Purchase and lease back
- Installment purchase
- Lease with option to renew lease or purchase
- Gifts - donation
- Advance acquisition
- Acquisition of tax delinquent lands
- Life estate

ACQUISITION OF LESS THAN FEE:

- Easement
- Acquisition of development rights
- Purchase of partial rights
- Rights of way for public access

ZONING:

- Open Space Zoning
- Historic
- Archeological
- Density Zoning
- Noise Ordinance

OTHER:

- User fees
- Bond issues
- Property tax assessment
- Park dedication ordinance
- Eminent domain
- Arbor Week Observance
- Park and Recreation Commission Awards
- Federal and State grant programs

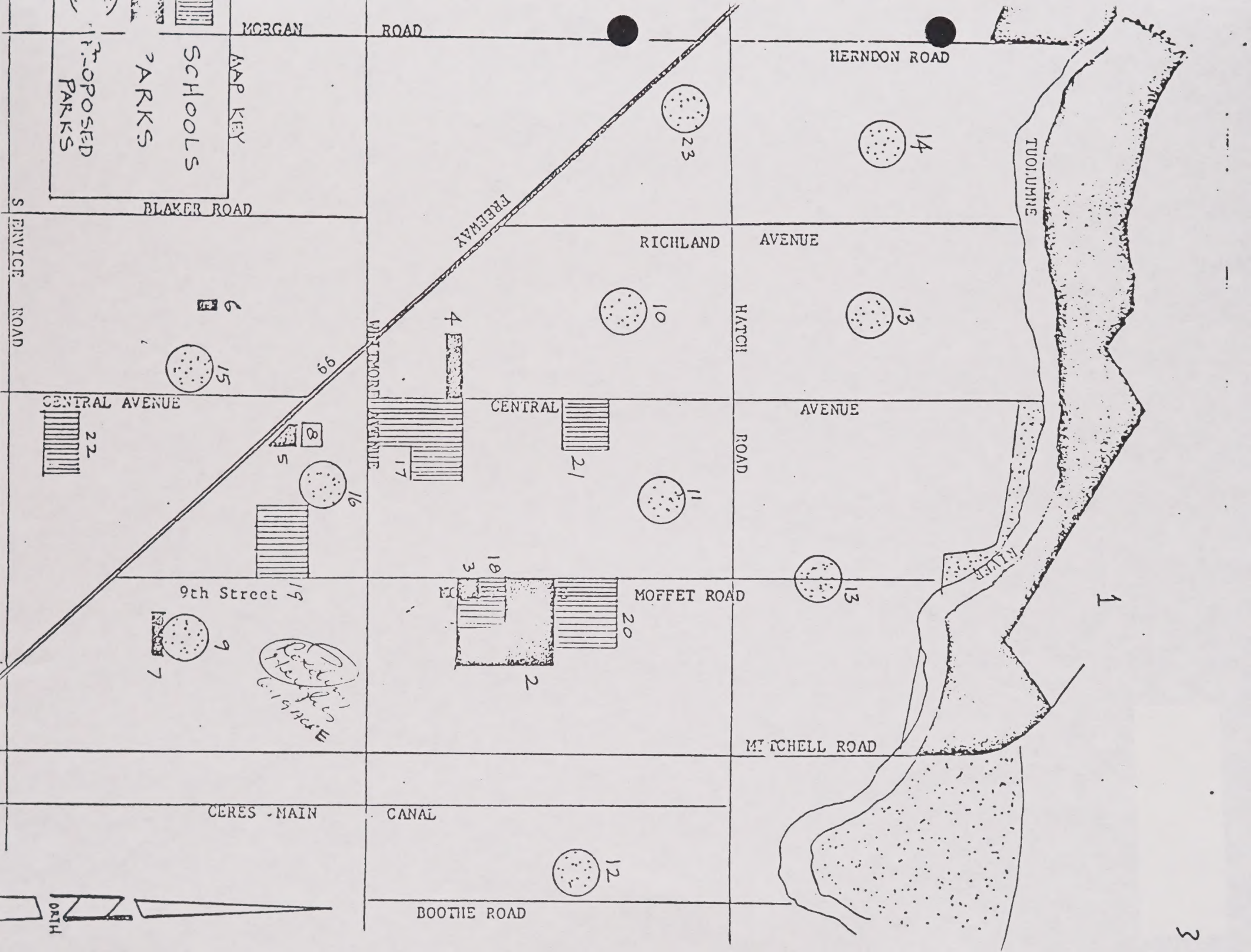
STANDARDS - BY CLASSIFICATION AND POPULATION RATIO
ACRES PER

CLASSIFICATION	1,000 PEOPLE	SIZE RANGE	POPULATION SERVED	SERVICE AREA
Mini-Parks	-	2,500 sq. ft. to 1 acre	500 - 2,500	Sub-neighborhood
Neighborhood Parks	2.5	Minimum 5 acres Up to 20 acres	2,000 - 10,000	$\frac{1}{2}$ - $\frac{1}{2}$ Mile
Community Parks	2.5	20 - 100 Acres	10,000 - 50,000	$\frac{1}{2}$ - 3 Miles
Large Urban Parks	5.0	100 + Acres	50,000 - 100,000	Within $\frac{1}{2}$ hour driving time
Special Areas and Facilities	Includes parkways, beaches, plazas, historical sites, flood plains, downtown malls, small parks, tree lawns, etc. No standard is applicable.			

3

CITY OF CERES
OPEN SPACE/RECREATION ELEMENT

1. Tuolumne River Regional Park
2. Smyrna Park
3. Carroll Fowler Park
4. Farm Labor Camp Park
5. Ceres-Whitmore Park
6. Hackett Street Play Area
7. Redwood Estates Park
8. Ceres Civic Center
9. Proposed Neighborhood Park Enlargement
10. Proposed Neighborhood Park
11. Proposed Neighborhood Park
12. Proposed Neighborhood Park
13. Proposed Neighborhood Park (Alternatives)
14. Proposed Neighborhood Park
15. Proposed Don Pedro Neighborhood Park
16. Proposed CBD Neighborhood Park
17. Ceres Union High
18. Carroll Fowler School
19. Whitmore School Playground
20. Jr. High School Playground
21. Caswell School Playground
22. Don Pedro School Playground
23. Giddings Park





C124907759

